

21A WILBRAHAM STREET

21A Wilbraham Street Palmer, MA 01069



OFFERING SUMMARY

| | |
|----------------|---------------------|
| Lease Rate: | \$5.50 SF/yr Gross |
| Building Size: | 138,205 SF |
| Available SF: | 50,000 SF |
| Lot Size: | 5.98 Acres |
| Year Built: | 1956 |
| Zoning: | IA |
| Market: | Western Mass |
| Submarket: | Greater Springfield |

PROPERTY OVERVIEW

L&P Commercial is pleased to offer 50,000 square feet of high bay warehouse space in the Mapletree Industrial Park. Ample onsite parking. Building size is 138,205. Owner will provide access to loading docks.

PROPERTY HIGHLIGHTS

- 50,000 SF
- 2-3 Docks
- 16 Ft Overhead Door
- Route 20 Location
- 5.98 Acres
- Fully Sprinklered



William Low, Jr.
President
413.237.9692
bill@lowpicard.com

DRONE IMAGE FROM ROUTE 20

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PROPERTY DESCRIPTION

50,000 square feet available. Size is negotiable. Fully sprinklered with 18 ft ceilings. Up to 2,000 square feet of office space also available.

LOCATION DESCRIPTION

The property is situated in the Maple Tree Industrial Park on Route 20. Less than 7 miles from Springfield and 1.5 miles from I-90 (Mass Pike) connecting Albany to Boston and approximately 63 miles from Boston.



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IMAGE FROM SOUTH

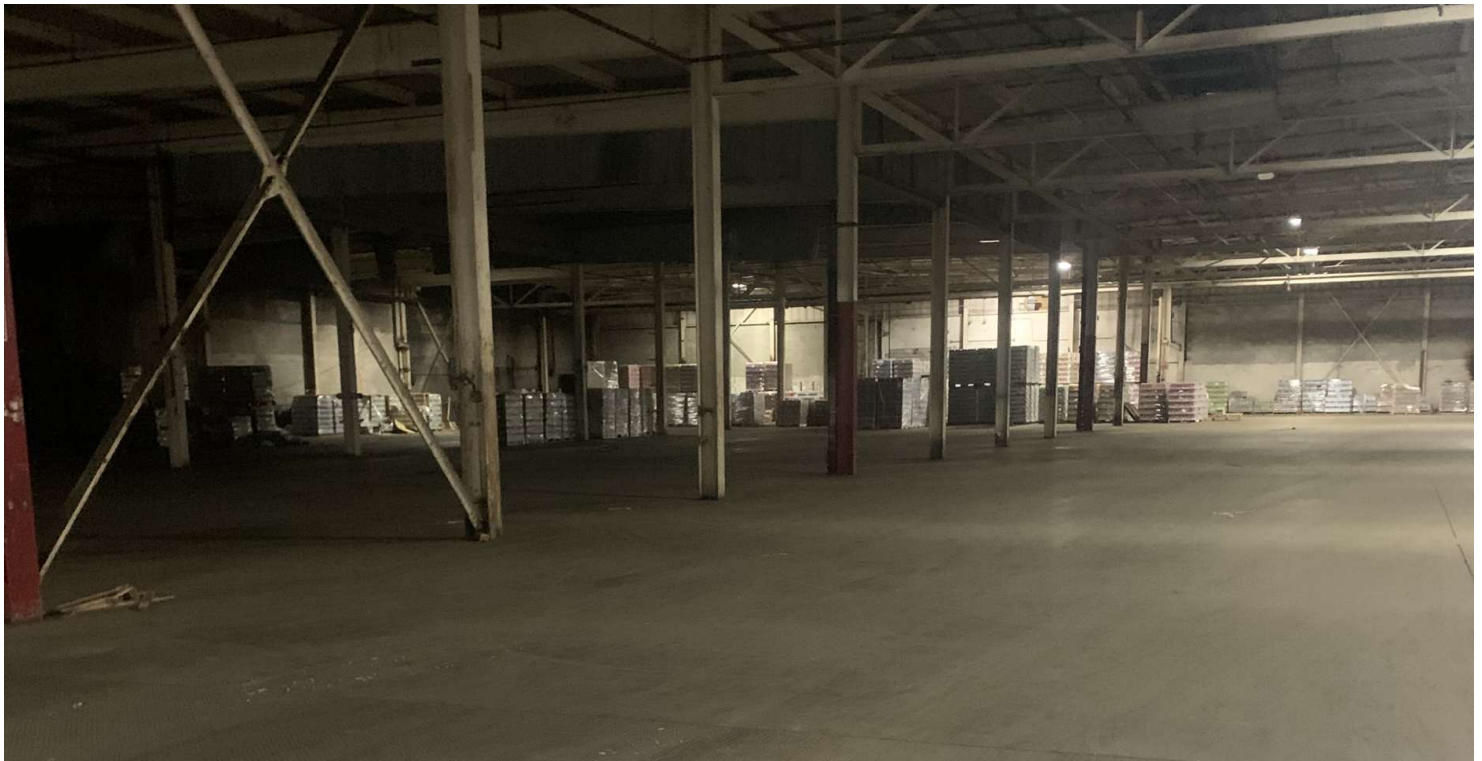
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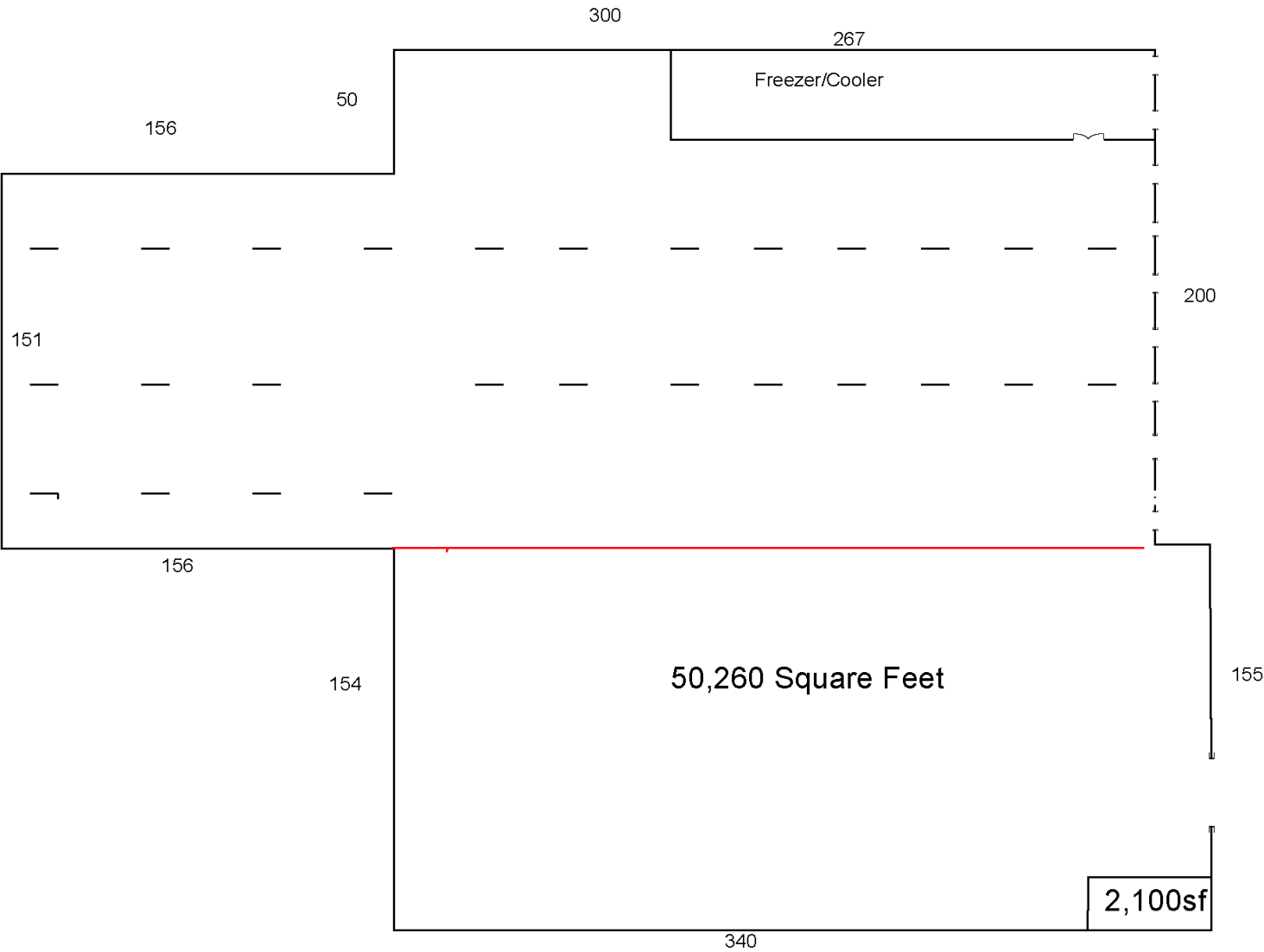


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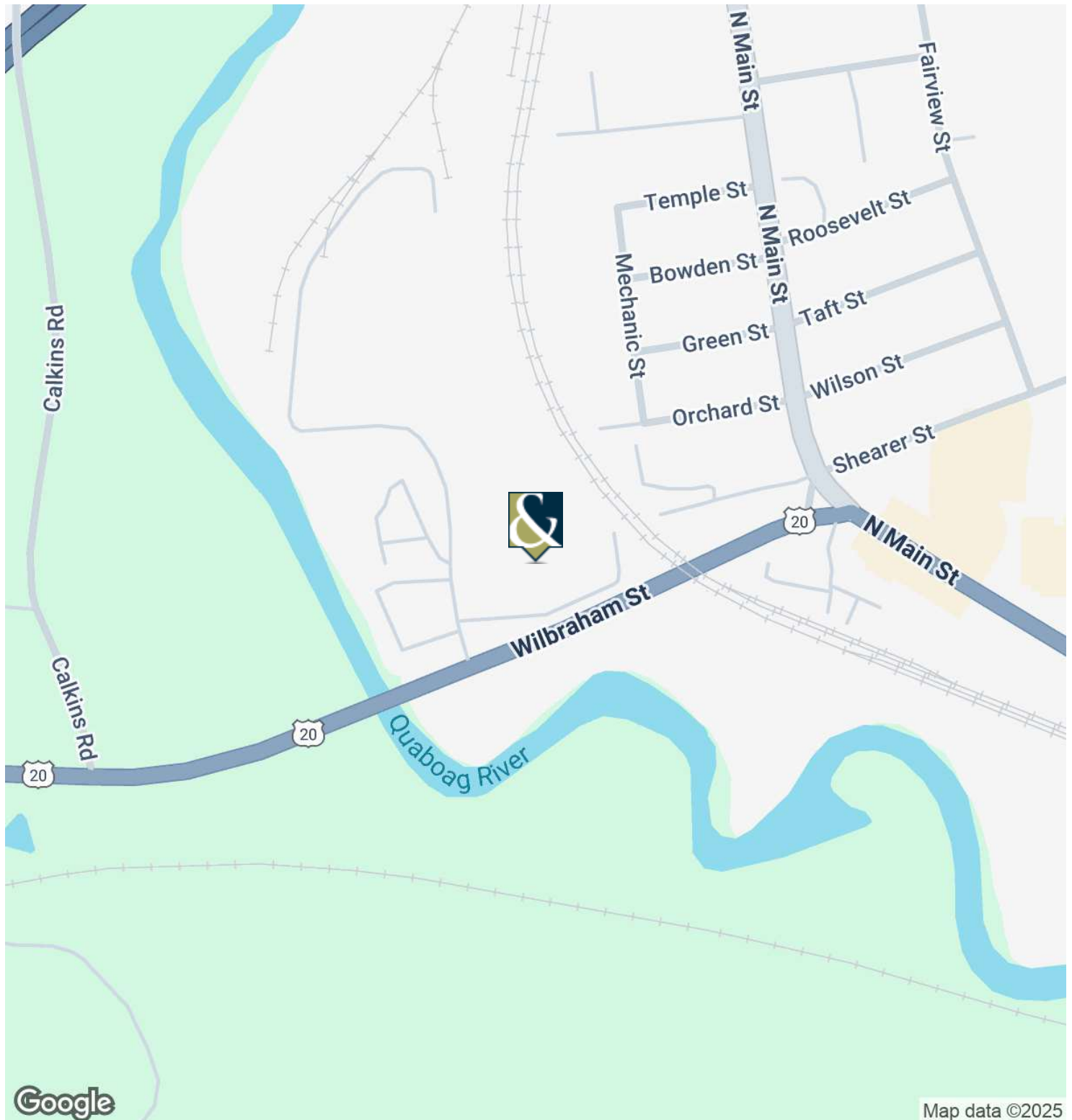
VIDEO TOUR



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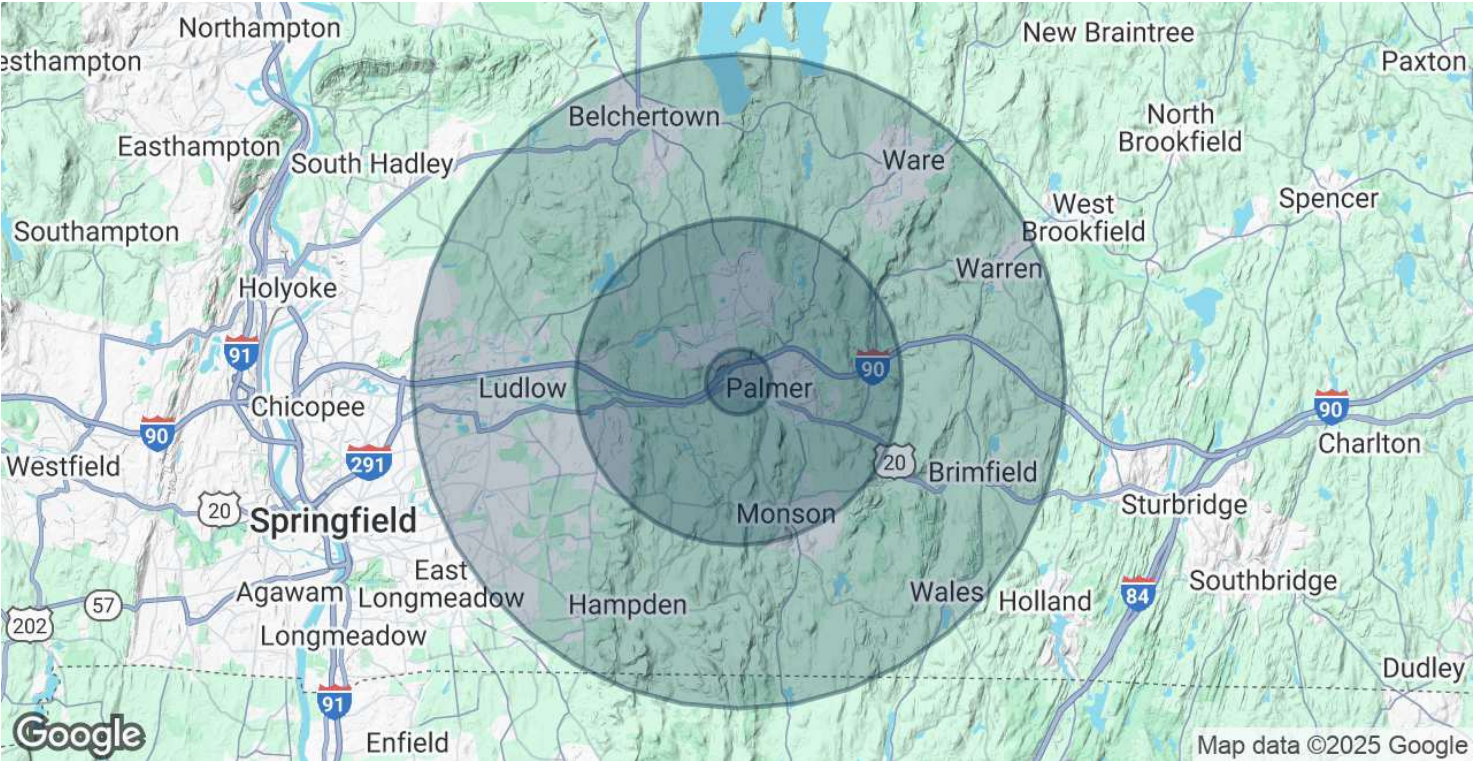
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 1,173 | 25,808 | 106,569 |
| Average Age | 42.1 | 42.5 | 42.4 |
| Average Age (Male) | 41.6 | 41.6 | 40.9 |
| Average Age (Female) | 42.6 | 43.7 | 44.1 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 470 | 10,055 | 40,858 |
| # of Persons per HH | 2.5 | 2.6 | 2.6 |
| Average HH Income | \$64,694 | \$75,968 | \$77,612 |
| Average House Value | \$270,351 | \$302,402 | \$296,424 |

* Demographic data derived from 2020 ACS - US Census



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